



135 Tally Ho Road  
Shadoxhurst, Ashford, TN26 1HW

**Asking Price £650,000**



# 135 Tally Ho Road

## Shadoxhurst, Ashford, TN26 1HW

**Location**  
Shadoxhurst is a small village located on the outskirts of Ashford with easy accessible local amenities and a pub within walking distance. Ashford itself has recently seen an injection of investment and now offers a wide range of shopping and entertainment facilities with new restaurants still opening. Ashford is also home to the popular McArthur Glen Designer Outlet which offers a wide range of designer clothing outlets as well as an extensive range of eateries to cater for all tastes.

Should you wish to venture out of Ashford for a different entertaining experience, the stunning historical Canterbury City centre is also within easy reach via the Ashford International train station with regular direct trains, journey times of approx. 15mins.

If you're looking to commute from your new home to work it couldn't be any easier by train from Ashford International with several trains to London Charing Cross (1hr 20mins), London Victoria (1 hr 30mins) or London St Pancras Int. on the fast line (38 mins). Alternatively if you need to take your car you have easy access to the M20 motorway links via junction 10 approx. 6.3 miles away or Junction 9 approx. 5.7 miles away.

**Description**  
Ideally located in the semi-rural village of Shadoxhurst, near Ashford, Kent, this stunning 4 bedroom, 3 bathroom, executive family home comes with open plan kitchen/dining/family room to the rear of the property with bi-folding doors leading to a very generous private garden. The fully fitted kitchen comes equipped with fully integrated appliances and quartz work tops. Off this stunning entertaining room is the utility which offers plenty of storage space as well as space and plumbing for washing and separate tumble dryer. To the front of the property is a good size living room with an eye catching bay window flooding the room with plenty of light during the day, but retaining the cosy feeling on cold winter nights cuddled up watching a movie with the family. If working from home is essential this property has it all with a separate study room located to the front of the property.

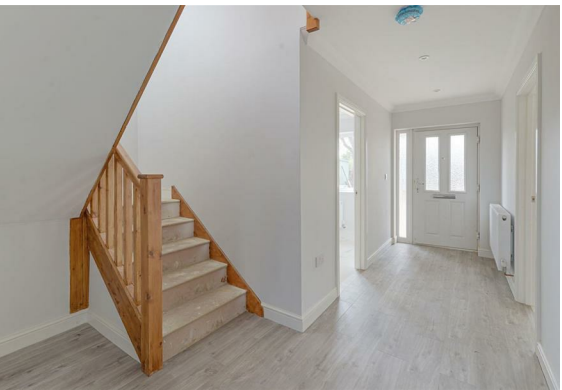
If you are a growing family this home has plenty to offer on the first floor with each bedroom being double sized offering plenty of room for teenagers to entertain friends in their bedroom, as well as keeping on top of their studies. Two of the bedrooms also come with en-suite shower rooms and there is a separate family bathroom for the whole family to use.

Externally this stunning property also benefits from a separate double car port and good size drive for 2-3 car, ideal for when you have visitors or when your teenagers start driving. To the rear is a large private part walled rear garden with a good size patio area and laid to lawn.

### Ground floor

**Sitting Room**  
20'4" x 13'0" (6.20 x 3.97)  
Large front aspect room with an eye catching bay window letting natural light flow through. Carpet flooring.

**kitchen/family/dining room**  
26'2" x 17'8" (8.00 x 5.40)  
Stunning open plan entertaining space with a fitted kitchen including fully integrated appliances such as induction hob, state of the art extractor hood, oven & combination microwave oven, dishwasher and space for American fridge/freezer. The kitchen opens up into the dining/family area with aluminium bi-folding doors leading on to the rear garden. Laminate flooring





#### Utility Room

10'8" x 5'4" (3.26 x 1.64)

Situated just off the kitchen area this spacious utility room offers additional work surface and ample wall and base units for further storage, as well as space and plumbing for washing machine and tumble dryer. Laminate flooring

#### Study

9'11" x 7'7" (3.03 x 2.33)

Front aspect room with carpet flooring

#### First Floor

#### Bedroom 1

14'6" x 13'1" (4.42 x 3.99)

Spacious rear aspect master bedroom with en-suite shower room. Carpet flooring

#### En-suite

9'3" x 5'8" (2.82 x 1.74)

Fully tiled shower room with walk-in shower cubicle, hand wash basin and low level w.c.

#### Bedroom 2

12'11" x 10'11" (3.96 x 3.34)

Front aspect double guest bedroom with en-suite shower room. Carpet flooring

#### En-suite

9'3" x 4'11" (2.82 x 1.50)

Side aspect fully tiled en-suite shower room with hand basin and low level w.c.

#### bedroom 3

14'4" x 11'5" (4.39 x 3.48)

Rear aspect double bedroom with built in cupboard/wardrobe. Carpet flooring

#### Bedroom 4

12'3" x 10'0" (3.74 x 3.05)

Front aspect double bedroom. Carpet flooring

#### Bathroom

9'3" x 5'8" (2.82 x 1.74)

Side aspect fully tiled family bathroom with rain water shower over bath, hand basin and low level w.c.

#### Mitsubishi Ecodan heating system

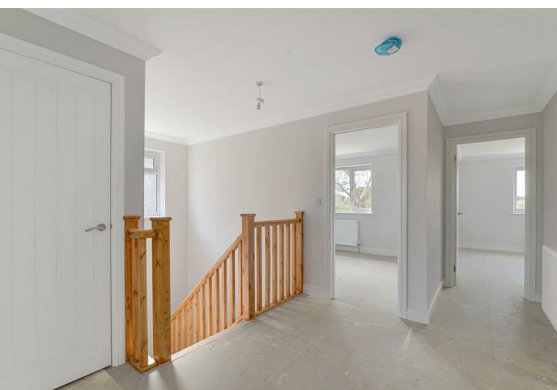
Recognised as a renewable technology by both UK and EU Governments, air source heat pumps, such as the Ecodan air source heat pumps from Mitsubishi, provide an effective energy efficient alternative to traditional heating and hot water systems.

Ecodan air source heat pumps are the perfect solution for a new build home. Easy to install, use and maintain, Ecodan is optimised to provide all the heating and hot water a home needs, whatever the weather. The award-winning Ecodan air source heat pump has been specifically designed to the UK's conditions and provides a proven, efficient way of heating your new home.

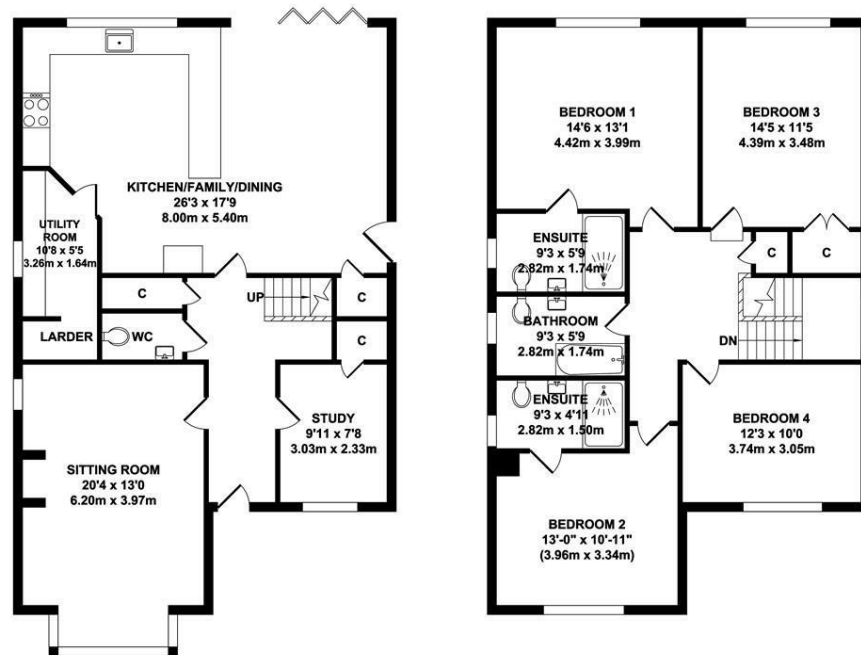
The benefits of Ecodan include:

- Improves energy use leading to lower running costs and CO2 emissions
- Low noise levels
- Built in energy monitoring as standard
- MELCloud Wi-Fi control available
- MCS approved and qualifies for the Renewable Heat Incentive (RHI)

#### Disclaimer



## Floor Plan



### TOTAL APPROX. FLOOR AREA 2014 SQ.FT. (187.07 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Area Map



## Viewing

Please contact our RPC Maidstone Office on 01622 691911 if you wish to arrange a viewing appointment for this property or require further information.